

2-1

STAFF REPORT

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

DATE: JUNE 6, 2005

FROM: KERRY BROWN, PLANNER III

SUBJECT: PUBLIC LOT FOR LOS OSOS COMMUNITY SERVICES DISTRICT (SUB2004-00232)

SUMMARY

The applicant (Los Osos Community Services District) proposes to purchase 4,871 square feet of land for the purpose of a pump station for the Los Osos wastewater treatment facility project. The remaining lot left in private ownership will be 9.74 acres in size.

RECOMMENDATION

Receive and file this conformation of the Director's determination that the proposed acquisition of land to the Los Osos Community Services District does not necessitate filing of a parcel map.

PROJECT DESCRIPTION

Location: Portion of Rancho Los Osos and La Laguna Tracts, in the community of Los Osos. **Supervisory District No. 2.**

General Plan/Land Use Category: Residential Single Family / Local Coastal Plan

Area Standards: None applicable to this application

ENVIRONMENTAL SETTING

Existing Uses and Improvements: Sunny Oaks mobilehome park

Surrounding Land Uses:

North: Residential

East: Los Osos Oaks State Park

South: Los Osos Oaks State Park

West: Residential

Area: 9.85 acres

Topography: Sloping

Vegetation: Oak woodland

ENVIRONMENTAL DETERMINATION

The proposed project is consistent with the previously certified EIR and Addendum for the Los Osos Wastewater Treatment Facility, with the Los Osos Community Services District acting as the lead agency under CEQA (ED02-677, 678).

DISCUSSION**PROJECT DESCRIPTION**

The Los Osos Community Services District is proposing to acquire 4,871 square feet for the purposes of a pump station and standby power facility for the Los Osos wastewater treatment facility project. The Baywood Park/Los Osos (Los Osos) area of San Luis Obispo County is located on the southern edge of Morro Bay National Estuary, approximately ten miles west of the City of San Luis Obispo. The community has a population of approximately 15,000 people, and contains about 5,000 individual lots (many of which are only 25 or 37.5 feet wide). The Los Osos Community Services District (CSD) proposes to construct a wastewater collection, treatment, disposal and recycling system to serve the communities of Cuesta-by-the-Sea, Baywood Park and Los Osos. The CSD's community wastewater project is needed to comply with requirements specified in Resolution No. 83-13 and Time Schedule Order No. 00-131 (described below) from the Regional Water Quality Control Board. This pump station and standby power facility will enable the Los Osos Community Services District to serve the eastern portion of Los Osos.

ORDINANCE COMPLIANCE

Section 21.02.010(a)(9) of the Real Property Division ordinance states that land conveyed to or from a public agency does not need a tentative map unless the planning director determines that public policy necessitates a map. In this case the director determined that public policy did not necessitate a tentative map because the Los Osos Community Services District is a public agency and the remaining parcel will be within the range of minimum parcel sizes required in the land use category.

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EXHIBIT A

FINDINGS FOR PL04-0632 / SUB2004-00232

- A. The Los Osos Community Services District is a public agency.
- B. The creation and sale of the 4,871 parcel will not affect adjacent properties in an adverse manner.
- C. No evidence has been presented that would necessitate the filing of a tentative map.
- D. Approval of this public lot exemption is granted only for the specified parcels.
- E. Any subsequent modification of the resulting parcels, or any future sale, lease or separate financing of the property contrary to this approval shall require a new public lot or tentative map application in compliance with the Subdivision Map Act and local ordinances then in effect.
- F. This approval is effective for a period of two years from the date of Subdivision Review Board approval. Evidence must be submitted to show transfer of the property within that time period.

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ASSESSOR PARCEL

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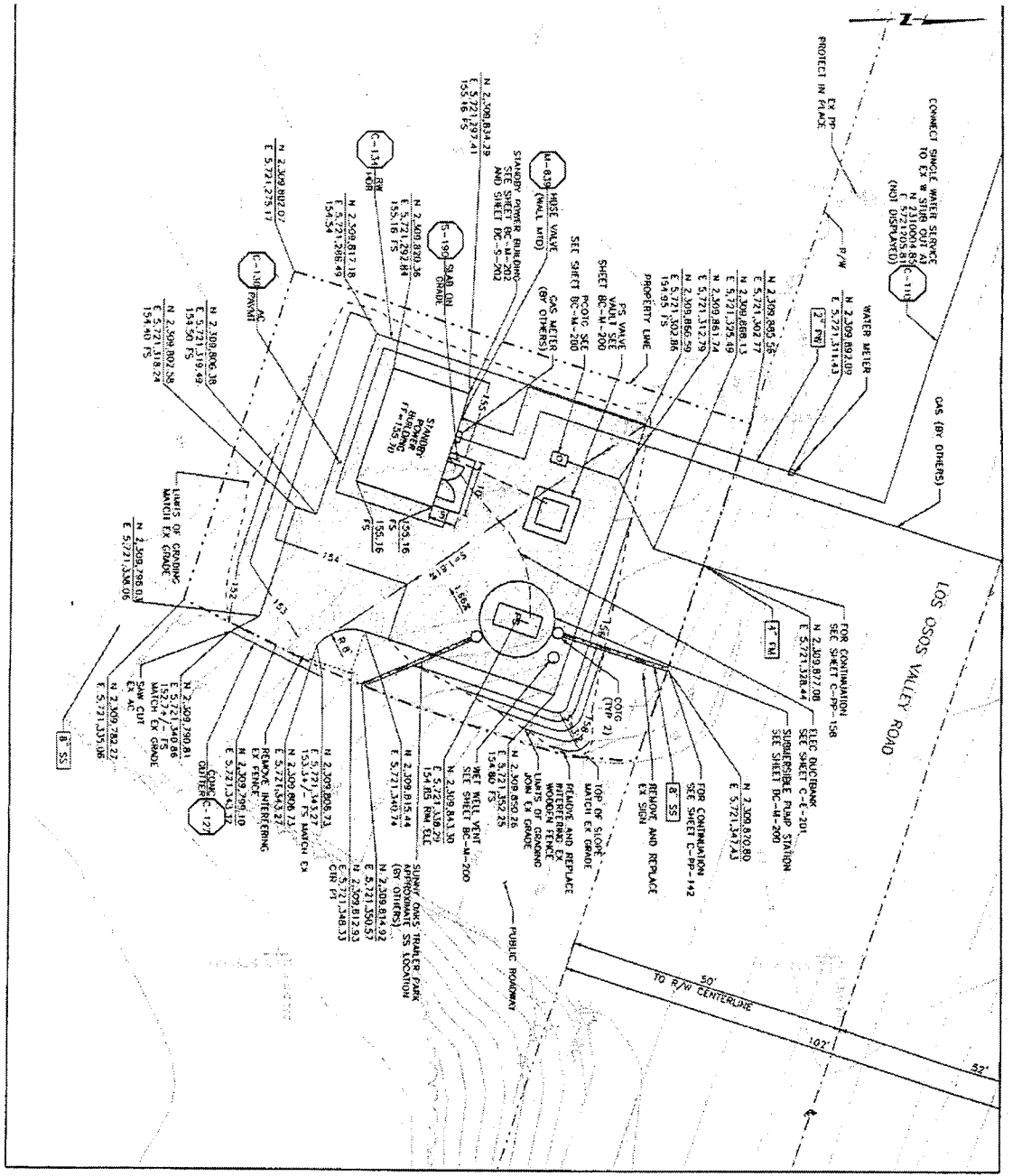
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Land Use Category Map

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SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



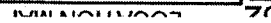
PROJECT

Los Osos Community Services District
Public Lot SUB2004-00232



EXHIBIT

Site Plan



Aerial Map

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

05 MAR -3 PM 4:14

VICTOR HOLANDA, AICP
DIRECTOR335 N. L. ST. 101
SAN LUIS OBISPO, CA 93401

APR 18 2005

THIS IS A NEW PROJECT REFERRAL

S.L.O. CO. PLANNING DEPT.

DATE:

3/2/05

TO:

RWQCB

FROM:

Coastal Team

(Please direct response to the above)

Kerry Brown

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

SUB 2004-00232

Project Name and Number

PROJECT DESCRIPTION:

Public Lot -> PL 04-0632 located
in Los Osos, off Los Osos Valley Road. 9.8 acre site.
APN: 074-224-020 & 021. Lot for proposed waste-
water lift station, housing the sewer system for the
Community of Los Osos.

Return this letter with your comments attached no later than:

3/18/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO
PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ NO
☒ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Construction storm water management shall be implemented in accordance with storm water permit for wastewater project.

4/15/05

Date

Somer Marks

Name

549-3695

Phone

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

APR 29 2005

S.L.O. CO. PLANNING DEPT.

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

MAR 09 2005

DATE:

3/2/05

TO:

CDF

FROM:

Coastal Team

(Please direct response to the above)

Kerry Brown

Development Review Section (Phone:

788-2009

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(BOARD FOR THE PLANNER)

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YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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OUR CONDITIONS WERE PART OF SEWER TREATMENT
FACILITY. "NO COMMENT" ON THIS INDIVIDUAL
PROJECT.

Date

4-20-05

Name

ROBERT LEWIN

Phone

5434244



**SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING**

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

3/2/05

FROM

PW

FROM
TO

Coastal Team

(Please direct response to the above)

Kerry Brown

Development Review Section (Phone:

788-2009)

Kennedy

SUB 2004-00232

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BOARD FOR THE PLANNER

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RECOMMEND APPROVAL - NO CONCERNS

THEY ALREADY HAVE THIS - IS THIS PERMIT TO CORRECT WHAT THEY
SHOULD HAVE DONE PREVIOUSLY? TO MAKE IT LEGAL?

17 MARCH 2005
Date

GOODWIN
Name

5252
Phone

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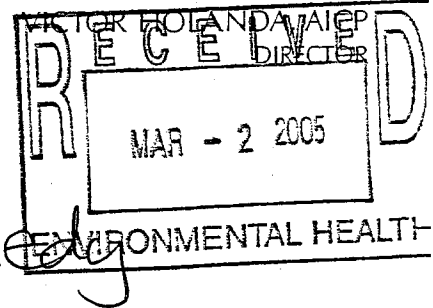
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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

SR 5490
no inv.

THIS IS A NEW PROJECT REFERRAL



DATE: 3/2/05

TO: Env. Health

FROM: Coastal Team
(Please direct response to the above)
Kerry Brown

SUB 2004-00232
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

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As long as the lift station will not create a source of contamination to the swale that contributes to Los Osos Creek.

3/14/05 Kerry Sala 781-5551
Date Name Phone

**LOS OSOS COMMUNITY ADVISORY COUNCIL
PROJECT REFERRAL RESPONSE**

Date: 3/25/2005
Planner: Kerry Brown
File Number: SUB2004-00232
Applicant: LOCSD
Address: 1701 Los Osos Valley Rd
Project: Create public lot of approximately 4,871 sq. ft. for a proposed waste water lift station for future sewer in Los Osos.

LOCAC Response:

LOCAC will accept the Planning Department's recommendation for this project.

| | |
|--------------------------------------------------------------------|----|
| Send notice of public hearing for the project: | No |
| Send copy of the staff report when project goes to public hearing: | No |
| Send notice of the final action for the project: | No |